

148.A

0003

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

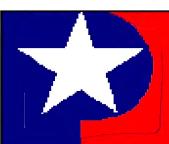
519,200 / 519,200

USE VALUE:

519,200 / 519,200

ASSESSED:

519,200 / 519,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11-13		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1: DEMOURA KATHRYN E	
Owner 2: MOONEY JESSICA L	
Owner 3:	

Street 1: 13 QUINCY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ARGUOYAN JONATHAN M -

Owner 2: DAYANAND PREETHI -

Street 1: 13 QUINCY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7146																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	516,300	2,900		519,200		200252
							GIS Ref
							GIS Ref
							Insp Date
							11/17/17

PREVIOUS ASSESSMENT								Parcel ID	148.A-0003-0007.0			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 200252			
2022	102	FV	516,300	2900	.		519,200		Year end	12/23/2021	Prior Id # 2:			
2021	102	FV	501,400	2900	.		504,300		Year End Roll	12/10/2020	Prior Id # 3:			
2020	102	FV	494,000	2900	.		496,900	496,900	Year End Roll	12/18/2019	Prior Id # 1:			
2019	102	FV	499,600	2900	.		502,500	502,500	Year End Roll	1/3/2019	Prior Id # 2:			
2018	102	FV	484,200	2900	.		487,100	487,100	Year End Roll	12/20/2017	Prior Id # 3:			
2017	102	FV	441,600	2900	.		444,500	444,500	Year End Roll	1/3/2017	Prior Id # 1:			
2016	102	FV	441,600	2900	.		444,500	444,500	Year End	1/4/2016	Prior Id # 2:			
2015	102	FV	301,700	2900	.		304,600	304,600	Year End Roll	12/11/2014	Prior Id # 3:			

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
ARGUOYAN JONATH	72790-297	1	6/19/2019		576,000	No	No						
DINISCO DAVID S	69346-414		5/30/2017		530,000	No	No						
MUEHLECKER ERIC	64116-270		8/21/2014		462,500	No	No						
SHOSS AVRAM M &	62540-36		8/28/2013		416,500	No	No						
FRANSON TOM	49461-448		5/17/2007		300,000	No	No						
TOM ANN & FRANS	36623-533		10/4/2002	Family		1	No	No					
FRANCKE LAUREL	29430-264		11/25/1998		189,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/15/2017	1038	Heat App	19,680	C					11/17/2017	Measured	DGM	D Mann			
7/1/2013	992	Manual	800	C					1/9/2014	Info Fm Prmt	EMK	Ellen K			
									12/5/2008	MLS	MM	Mary M			
									5/6/2000		197	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good					CONVERED TO CONDO 11/99, Building Number 1.																																																									
Sty Ht: 1 - 1 Story		A Bath:	Rating:																																																														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																																																														
Foundation: 3 - Brick or Stone		A 3QBth:	Rating:																																																														
Frame: 1 - Wood		1/2 Bath:	Rating:																																																														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																																																														
Sec Wall: %		OthrFix:	Rating:																																																														
Roof Struct: 1 - Gable		OTHER FEATURES																																																															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																																																														
Color: GREY		A Kits:	Rating:																																																														
View / Desir: N - NONE		Fpl: 1	Rating: Good																																																														
GENERAL INFORMATION				CONDOS INFORMATION																																																													
Grade: C - Average		Location:																																																															
Year Blt: 1923		Eff Yr Blt:																																																															
Alt LUC:		Alt %:																																																															
Jurisdict:		Fact: .																																																															
Const Mod:																																																																	
Lump Sum Adj:																																																																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																					
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Exterior:		No Unit		RMS		BRS		FL																																																			
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		6		2		1																																																			
Sec Int Wall: %		Economic:		%		Additions:																																																											
Partition: T - Typical		Special:		%		Kitchen:																																																											
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																											
Sec Floors: %		Total:		18.6 %		Plumbing:																																																											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 305.00		18.6 %		Electric:																																																											
Subfloor:		Size Adj.: 1.35000002		18.6 %		Heating:																																																											
Bsmnt Gar:		Const Adj.: 0.98990101		18.6 %		General:																																																											
Electric: 3 - Typical		Adj \$ / SQ: 407.592		18.6 %		Totals		1		6		2																																																					
Insulation: 2 - Typical		Other Features: 72250		18.6 %																																																													
Int vs Ext: S		Grade Factor: 1.00		18.6 %																																																													
Heat Fuel: 1 - Oil		NBHD Inf: 1.04999995		18.6 %																																																													
Heat Type: 5 - Steam		NBHD Mod:		18.6 %																																																													
# Heat Sys: 1		LUC Factor: 1.00		18.6 %																																																													
% Heated: 100	% AC:	Adj Total: 634322		18.6 %																																																													
Solar HW: NO	Central Vac: NO	Depreciation: 117984		18.6 %																																																													
% Com Wal	% Sprinkled	Depreciated Total: 516338		18.6 %																																																													
MOBILE HOME				Make: 				Model: 				Serial #:																																																					
SPEC FEATURES/YARD ITEMS												PARCEL ID 148.A-0003-0007.0																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																
3	Garage	D	Y	1	10x16	A	AV	1930	30.63	T	40	102			2,900		2,900																																																
More: N				Total Yard Items: 2,900				Total Special Features:				Total: 2,900				UnSketched SubAreas: GLA: 1208, BMT: 323,																																																	
RESIDENTIAL GRID																																																																	
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